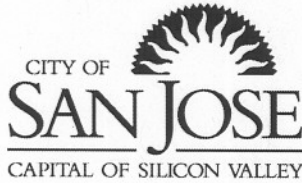


SUPPLEMENTAL

COUNCIL AGENDA: 09-13-05
ITEM: 11.3



Memorandum

TO: HONORABLE MAYOR AND
CITY COUNCIL

FROM: Stephen M. Haase

SUBJECT: SEE BELOW

DATE: September 13, 2005

Approved: _____

Date: 9/13/05

COUNCIL DISTRICT: 4
SNI: None.

SUBJECT: PDC04-109. PLANNED DEVELOPMENT REZONING FROM IP INDUSTRIAL TO A(PD) PLANNED DEVELOPMENT ZONING DISTRICT TO ALLOW UP TO 107 SINGLE-FAMILY ATTACHED RESIDENCES LOCATED AT THE SOUTHWESTERLY CORNER OF CAPITOL AVENUE AND AUTUMNVALE AVENUE

REASON FOR SUPPLEMENTAL MEMO

This memo is in response to revised plans (attached) that were received from the applicant on September 9, 2005, in response to concerns expressed at the Planning Commission Hearing on August 24th by planning staff and the Planning Commission regarding the amount of parking proposed as part of the subject Planned Development Rezoning. Both staff and the Planning Commission had raised concerns with the proposed parking ratio including a 10% reduction for proximity to Light Rail. The Planning Commission voted 4-2-1, (Commissioners James and Campos opposed, Commissioner Platten absent) to recommend that the City Council approve the proposed rezoning with the conditions recommended in the staff report with the following revisions:

1. Modify the proposed Development Standards to eliminate the 10% reduction in the parking requirement to require that parking be provided at a rate of 2.7 spaces per unit (versus 2.4 spaces per unit).

The Planning Commission was also concerned with the lack of open space on the project and included the following condition as well:

2. Require that private yards be provided according to the Residential Design Guidelines standards for Garden Townhomes of 300-square foot per unit.

ANALYSIS

The revised plans submitted by the applicant to address the concerns of allowing the 10% parking reduction appear to provide parking at the rate recommended by staff and the Planning Commission. This was accomplished in part by eliminating 3 units and replacing them with 10 onsite parking spaces. The remaining portion of this additional parking being proposed is shown to occur on the street on Autumnvale Avenue. Staff remains concerned with the proposed parking as a number of spaces will be on the street rather than on site. The overall amount of parking is proposed to be increased to 281 total parking stalls; however, 16 of the additional 26 spaces are proposed to be provided on Autumnvale Avenue and will not be restricted to use by project residents and guests.

The parking ratio of 2.7 spaces per unit from the Residential Design Guidelines assumes that additional on street parking is available. On projects with excessively large or small street frontage, staff adjusts the required parking to match the unique site characteristics. The lack of on street parking was one reason staff was concerned with allowing the 10% reduction. The modification to the configuration of Autumnvale to accommodate on street parking will be beneficial to the existing residents in the neighborhood as well as the new residents. With the number of new on street spaces, staff believes that crediting the on street spaces would be the most appropriate solution to the parking requirement.

The applicant did reduce the number of units from the 107 presented to the Planning Commission to 104 today to create area that parking could be built on site. A minimum of 100 units need to be included in the project to conform to the minimum General Plan density of 25 du. /ac. No reduction below 100 units can occur and remain consistent with the General Plan.

The latest revised plans do not include any modifications in response to the Planning Commission's recommendation that the plan be modified to provide 300 square feet of private open space per unit. The amount of private open space remains unchanged, although the amount of public open space will be further reduced as a result of the additional on-site parking spaces.

HONORABLE MAYOR AND CITY COUNCIL

September 13, 2005

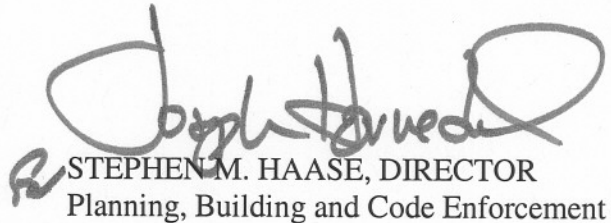
Subject: Supplemental Memo PDC04-109

Page 3

Conclusion

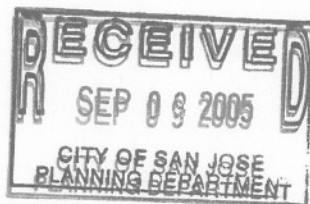
The revised plans provide parking at the rate generally recommended by staff and the Planning Commission. The new on street parking being created will be for the residents of the new development and the surrounding community and thus is less desirable than all on-site parking, but is new parking, not currently available to the neighborhood. The removal of additional units to provide room for more parking on-site would alleviate this, however, staff does not feel that the trade offs required to get those last few parking spaces warrant further units reductions form the project.

The Planning Commission's recommended condition regarding the need to provide additional private space for each unit in an amount more typical of a Garden Townhouse has not been addressed by the revised plans. Planning staff believes private open space shown for the project is adequate as described in the staff report.


STEPHEN M. HAASE, DIRECTOR
Planning, Building and Code Enforcement

cc: Citation Homes, Attn: Steve Schott, Jr. 404 Saratoga Avenue, Suite B, Santa Clara, CA. 95050



VIA PERSONAL DELIVERYJoshua D. LoBue
ManagerLand Acquisition & Development
(408) 985-6070 (Direct)
(408) 985-6057 (Facsimile)
joshl@scsdevelopment.com

September 9, 2005

Joseph Horwedel
Department of Planning, Building and Code Enforcement
City of San Jose
200 East Santa Clara Street, Tower 3
San Jose, CA 95113**Re: File No. PDC04-109**
Planned Development Zoning – Capitol and Autumnvale

Dear Mr. Horwedel:

Per the Planning Commission's recommendation, we have provided 2.7 parking stalls for each unit in the enclosed site plan. In this case, we understand that the Planning Commission does not recommend the ten percent (10%) parking reduction, which is typically available to residential subdivisions near the light rail corridor. Therefore, the site plan must accommodate 2.7 parking stalls per unit. The required parking is calculated as follows:

<u>Total Units</u>	<u>Total Parking Required</u>	<u>Total Parking Provided</u>	<u>Parking Ratio Provided</u>
104 units	281 stalls	281 stalls	2.702 stalls per unit

In comparison to the previous site plan, the enclosed site plan proposes an additional ten (10) stalls onsite at the expense of 3 dwelling units and 16 parking stalls along Autumnvale Drive. As such, the site plan provides the recommended parking for 104 units.

Very truly yours,

A handwritten signature in black ink, appearing to read "Joshua D. LoBue".

Joshua D. LoBue

cc: Jeff Roche
Richard Buikema

Stephen E. Schott

Enclosure: Revised Site Plan

JDL/jkj

C:\acq_land\JDL\Citation\SanJose\Autumnvale\ParkingPlan

PARCEL MAP
B-459 M P-6
Pcl 1

B-394 M P-11-12
LOT 1

D-400 M P-0
Pcl 1

AUTUMNVILLE AVENUE

TRADE ZONE BOULEVARD

CAPITOL AVENUE

TRACT NO. 7257
BK 509 M PG 34

0 20 40 80
SCALE: 1" = 40'

2002 FEB 13 15:20

2002 FEB 13 15:20
RECEIVED

